

5872 *Rajput Sale* stamped 26,11,2008/11,10,000/1 5220

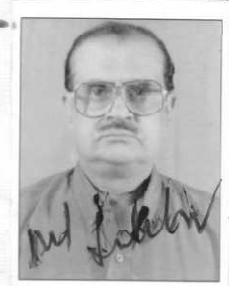


16
30/7

03DD 584611

46
23
30/11/11
22EW
30.7.12

Handwritten signature and notes in Hindi, including 'महाराज' and 'श्री'.



अचल अधिकारी... से प्राप्त सूची के अनुसार दस्तावेज में वर्णित मीजा... के खाता नं... निषिद्ध खाते से बाहर है/सूची बंद नहीं है।

तत्काल वर्णित जमीन... के अनुसार निर्धारित न्यूनतम... से कम नहीं है

THIS DEED OF ABSOLUTE SALE is made on this the 30th day July Two Thousand Twelve By and between 1. DR. ASHOK KUMAR

SINGH Son of Late Dipe Narayan Singh, 2. SMT. SUSHMA SINGH Wife of Dr. A. K. Singh, 3. ADITI KUMARI Daughter of Dr. A. K. Singh, all by Faith Hindu, by caste Rajput, by occupation Medical Practitioner, Resident of Ashirbad Nurshing Home, Hirapur, P.S. and Dist. Dhanbad, hereinafter jointly called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, representatives and assigns) of the ONE PART. (Vendor No.3 herein represented through her constituted attorney Vendor No. No.2 herein, vide Power of attorney No. IV-1389 dated 26.11.2008, Registered at Girdih Sub Registry office).

Fee paid

AD 80,460 = 00
~~Sal 1,100 = 00~~
~~Fee 1 = 88~~
 80,466 = 88

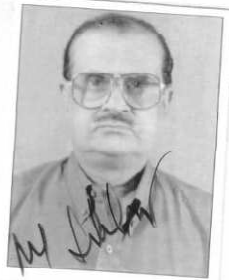
Handwritten signature and date '30/7'.

अन्याय कायदा से निगत

कोयला कारखाना
दस्तावेज

Memo No. 1648/12-13
Issued to. J. Van Le Vyapan P. H.
Of. PS. [Signature]
Through.....
Non Judicial/Court Fee Stamp
Of Rs. (10000 = 2 (25000 + 2))

Accountant/Stamp Clerk
District Treasury, Dhanbad



30.7.2012 - 10.00 AM
श्री अशोक कुमार सिंह
श्री दीपमाला सिंह
यशोवर्धन
यशोवर्धन
श्री [Signature]
श्री [Signature]
श्री [Signature]
30-07-2012

A. Moh. K. Singh.

30.7.12





03DD 584610



Handwritten notes:
 25000/-
 25000/-
 25000/-
 25000/-
 25000/-
 25000/-



= 2 =

And in favour of

M/S PRAMILA VYAPAAR PRIVATE LIMITED, A limited liability company duly incorporated under the Indian Companies Act., having its office at Dhansar, Dhanbad, Represented herein through its Director **SRI SANJAY KUMAR SINGH** Son of Sri Ram Mohan Singh, by Faith Hindu, by caste Rajput, by occupation Business, resident of Dhansar, P.S. Dhansar, Dist. Dhanbad, hereinafter called and referred to as the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives and assigns) of the OTHER PART.



03DD 584622

Handwritten signature and date: Ashok Kumar Singh, 9-11-2003

= 3 =

WHEREAS, by a Registered Deed of Sale, being No. 8618 dated 10.12.2003, Registered at Dhanbad Sub-Registry office, executed by Sri Dhiren Gope and others in favour of the vendor No. 1 hereto Dr. Ashok Kumar Singh, the vendor No. 1 hereto purchased their entire right title, interest and possession to in and over 12.5 Kathas or to say 20.63 Decimals of land, out of Survey Settlement Plot no. 72, appertaining to Khata No. 04, of Mouza Baromuri, Mouza No.03, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto Dr. Ashok Kumar Singh has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession and by getting his name Mutated



03DD 584596

Handwritten signature: Sushma Singh
Handwritten text: 7.1.08
Handwritten text: 21.1.08

Faint circular stamp: THE REGISTRAR, DHANBAD

= 4 =

in the Serista of the Land Lord the State of Jharkhand, and paying rent for the same under Thoka No. 733; And

WHEREAS, by another Registered Deed of Sale, being No. 4688 dated 03.07.2003, Registered at Dhanbad Sub-Registry office, executed by Sri Rakesh Kumar and others in favour of the vendor No. 2 hereto Smt. Sushma Singh, the vendor No. 2 hereto purchased their entire right title, interest and possession to in and over 13 Kathas or to say 21.45 Decimals of land, out of Survey Settlement Plot no. 80 and 81, appertaining to Khata No. 12, of Mouza Baromuri, Mouza No.03, for valuable consideration therein mentioned: And



05AA 244494

Handwritten signature and notes:
 Ashok Kumar Singh
 20.07.2003
 90.7



= 5 =

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 1 hereto Dr. Ashok Kumar Singh has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession and by getting his name Mutated in the Serista of the Land Lord the State of Jharkhand, and paying rent for the same under Thoka No. 732: And

WHEREAS, by another Registered Deed of Sale, being No. 4773 dated 04.07.2003, Registered at Dhanbad Sub-Registry office, executed by Sri Rakesh Kumar and others in favour of the vendor No. 3 hereto Aditi Kumari, the vendor No. 3 hereto purchased their entire right title, interest and possession to in and over 13 Kathas or

Aditi Kumari
21.6.08

= 6 =

to say 21.45 Decimals of land, out of Survey Settlement Plot no. 80 and 81, appertaining to Khata No. 12, of Mouza Baromuri, Mouza No.03, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor No. 3 hereto Aditi Kumari has been in peaceful possession over the said land, by exercising diverse acts of ownership and possession and by getting his name Mutated in the Serista of the Land Lord the State of Jharkhand, and paying rent for the same under Thoka No. 731; And

WHEREAS, the vendor hereto are in joint peaceful possession of their purchased 38.5 Kathas of land more fully described in the Schedule 'A' hereto and while in possession the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land measuring an area 16.25 Kathas, more fully described in the Schedule 'B' hereto for a total Consideration of Rs.16,33,000/- (Rupees Sixteen Lac Thirty three thousand only); And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor has agreed to sale and the purchaser hereto has agreed to purchase the said land for a consideration of the sum of Rs.16,33,000/- (Rupees Sixteen Lac Thirty three thousand only) which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

Handwritten signature and date: 11.6.08

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1. That in consideration of the total sum of Rs.16,33,000/- (Rupees Sixteen Lac Thirty three thousand only), paid by the Purchaser to Vendor (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule 'B' hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per his/her choice.

2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, are the sole and absolute owner of the land described in the schedule below, and that their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. Should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendor shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

= 8 =

Handwritten notes in the top right corner of the page, including the number '11.6.06' and some illegible scribbles.

3. That, the Vendor hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.6/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.

4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendor to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendor in the Office of the Zamindari Department of the State of Jharkhand.

5. That the below mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed.

6. That as per present market value fixed by the Govt. the purchaser is paying stamp duty and Registration fees for Rs. 26,82,000/- only

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Handwritten notes:
11.6.06
Mrs
D. S. Pradhan

SCHEDULE - 'A'

All that piece and parcel of Raiyati land situate at Mouza Baromuri, (Mouza No.03), under P.S. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad,

Mouza Baromuri, Mouza No.03, Khata No. 04 (Four),

Plot No. 72, out of which measuring an area 12.5 Kathas or to say 20.63 Decimals of land

Khata No. 12 (Twelve),

Plot No. 80 and 81, out of which measuring an area 26 Kathas or to say 42.90 Decimals of land

Grand total area purchased by and in possession of the vendor hereto comes to 38.5 Kathas or to say 63.53 Decimals of land.

SCHEDULE - 'B'

Out of the aforesaid Schedule 'A', a portion of land measuring an area 16.25 kathas or to say 26.81 Decimals of land, is hereby sold by this sale deed, as per Plan annexed hereto and shown in Colour RED, being butted and bounded as under:-

- North: Part of Plot No. 82.
South: Vendors Land to day purchased by Yogendra Pradhan and Savitri Pradhan.
East: Plot No. 71.
West: Purchaser's Land.

A. K. Singh
Sudha
30.7.12

= 10 =

WITNESSES:-

1. *Shantam Singh*
Sh. D. A. K. Singh
Hirapur, Dhanbad.
30.7.12

2. *Madhulata Manoj*
80 Sri K.C. Manoj
Hirapur, Dhan.
30.7.12



Singamini
30.6.12.



Certified that the finger prints of the left hand of the vendor and the purchaser, whose photographs affixed in the document have been duly obtained before me, printed before me as per draft deed supplied by the parties.

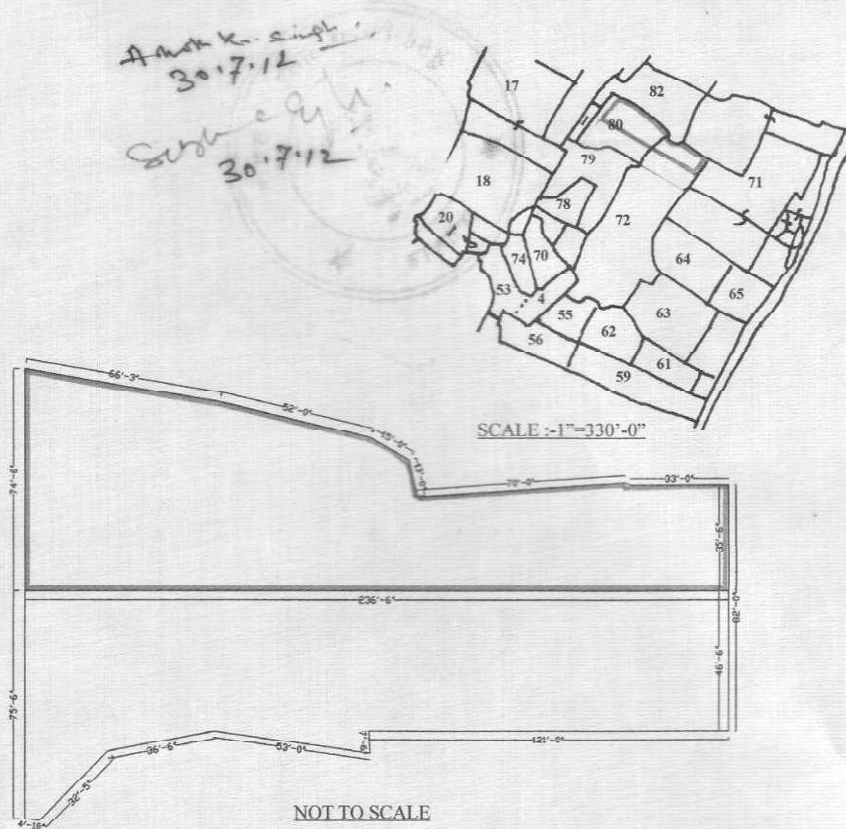
Sentana Chetty
U- no. 21/1990.

Seller : 1. Dr. Ashok Kumar Singh s/o. Late Dipe Narayan Singh 2. Smt. Sushma Singh w/o. Dr. Ashok Kumar Singh 3. Aditi Kumari d/o. Dr. Ashok Kumar Singh of Ashirbad Nurshing Home, Hirapur, Dhanbad. (Vendor No. 3 Rep. by Vendor No.2).

Purchaser : M/S Pramila Vyapaar Private Limited, office at Dhansar, Dhanbad. Rep. by its Director Sri Sanjay Kumar Singh s/o. Sri Ram Mohan Singh of Dhansar, P.S.- Dhansar, Dhanbad.

Schedule : Mouza - Baromuri, No.-03, Khata No.-04, Plot No.-72 out of which measuring an area 12.5 Katha & Khata No.-12, Plot No.-80 & 81 out of which measuring an area 26 Katha, Grand total area 38.5 Katha Land out of the aforesaid schedule a portion of land measuring an area 16.25 Kathas.

Shown in red





निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 16

Token Date/Time: 30/07/2012 11:53:42

Document Type	Sale Deed	Presenter	Dr.Ashok Kumar Singh
Presenter Name & Address	Ashirbad, Nurshing Home, Hirapur, Dhanbad.	Date of Entry	30/07/2012
Stampable Doc. Value	2682000	DOE	Total Pages 26
Document Value	2682000	Stamp Value	110000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	3	0	BAROMURI	4.12	72.80.81			OR_COMM	26.81 Decimal	2681000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Dr. Ashok Kumar Singh	Late Dipe Narayan Singh	Medical Practitioner	Other	Afzps7123g	Ashirbad, Nurshing Home, Hirapur, Dhanbad.
2	VENDOR	Sushma Singh	Dr. Ashok Kumar Singh	Medical Practitioner	Other	Aiops5839h	Ashirbad, Nurshing Home, Hirapur, Dhanbad.
3	VENDEE	Sanjay Kumar Singh For M/S Pramila Vyapaar Pvt. Ltd.	Ram Mhan Singh	Business	Other	Form 61	Dhansar, Dhanbad.
4	Identifier	Santanu Singh	Dr. Ashok Kumar Singh	Business	Other		Hirapur, Dhanbad.
5	Witness1	Santanu Singh	Dr. Ashok Kumar Singh	Business	Other		Hirapur, Dhanbad.
6	Witness2	Yudhisthir Mallick	K.C. Mallick	Pvt. Service	Other		Hirapur, Dhanbad.

Fee Details:

SN	Description	Amount
1	LL	5.00
2	PR	1.88
3	A1	80,460.00
4	SP	390.00
Total		80,856.88

Ashok K. Singh

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफॉर्म के अनुरूप डाटा इंट्रि की गई है।

पस्वतकर्ता का हस्ताक्षर

डाटा इंट्रि, कंप्यूटर का हस्ताक्षर

उपर्युक्त स्वीकार किया जा रहा है कि दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

नियामी

सन्तानु सिंह
समल्लोनीप

पिता

पेशा

डा. अशोक कुमार सिंह
उपस्थित

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
धनबाद

Token No.16 Token Date: 30/07/2012 11:53:42
Serial/Deed No./Year :5872/5220/2012
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Dr. Ashok Kumar Singh Father/Husband Name:Late Dipc Narayan Singh (VENDOR) Ashirbad, Nurshing Home, Hirapur, Dhanbad.		
2	Sushma Singh Father/Husband Name:Dr. Ashok Kumar Singh (VENDOR) Ashirbad, Nurshing Home, Hirapur, Dhanbad.		
3	Sanjay Kumar Singh For M/S Pramila Vyapaar Pvt. Ltd. Father/Husband Name:Ram Mohan Singh (VENDEE) Dhansar, Dhanbad.		
4	Santanu Singh Father/Husband Name:Dr. Ashok Kumar Singh (Identifier) Hirapur, Dhanbad.		
5	Santanu Singh Father/Husband Name:Dr. Ashok Kumar Singh (Witness1) Hirapur, Dhanbad.		
6	Yudhisthir Mallick Father/Husband Name:K.C. Mallick (Witness2) Hirapur, Dhanbad.		

Book No. I
Volume 172
Page 121 To 146
Deed No 5872/5220
Year 2012
Date 30/07/2012 17:05:30

District Sub-Registrar

Signature of Operator